



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Decision for a Reasonable Use Exception

## Mullet Reasonable Use Exception - PLN2008-00069

**Project Description:** The applicant has requested a Reasonable Use Exception (RUE) to allow for construction of a new single family home. The subject property and proposed site access (driveway) are constrained by landslide hazard areas (related to geology and topography), erosion hazard areas, wetlands, streams, and associated buffers. The applicant is proposing to install a new / improved driveway access to the west side of the subject property from an existing joint use driveway accessed off of East Lake Sammamish Parkway NE. The proposed driveway will provide access to an approximately 10,000 square foot cleared / graded area, which will be used to construct a proposed house with a footprint of approximately 2,000 square feet.

The applicant (Mark Rigos) applied for the above project on **October 07, 2008**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on October 10, 2008. On October 23, 2008, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **October 23, 2008** through **November 13, 2008**. The City of Sammamish issued a decision on August 05, 2011. This Notice of Decision was issued on **August 05, 2011** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

**Applicant:** Mark Mullet

**Public Comment Period:** October 23, 2008 through November 13, 2008

**Project Location:** 28XX EAST LK SAMM PKWY NE, Sammamish, WA. 98075

**Tax Parcel Number:** 2025069048

**Existing Environmental Documents:** Critical Areas Affidavit, dated 9/23/08; SEPA Checklist, dated 9/24/08; Level 1 Downstream Analysis by Concept Engineering, received 10/8/08; Geotechnical Report by Earth Solutions NW, LLC, received 10/8/08; Wetland Delineation Report, by Concept Engineering, received 10/8/08; Revised TIR by Concept Engineering, received 1/25/10; Revised Wetland Report by Concept Engineering, received 1/25/10; Revised Plan Set by Concept Engineering, received 1/25/10; Response Cover Letter, received 1/25/10

**Other Permits Included:** SEPA Determination, Future Construction Permits (Building / Grading); FPA permit

**SEPA Review:** The City of Sammamish issued a SEPA Determination for this project on August 05, 2011

**Public Hearing:** A Public Hearing is not required for this project.

**Appeal Period:** **August 05, 2011** through **August 26, 2011**

**Staff Member Assigned:**

Evan Maxim, Senior Planner  
(425) 295-0523

[emaxim@ci.sammamish.wa.us](mailto:emaxim@ci.sammamish.wa.us)

*Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*